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ORDERED PUBLISHED

**HAROLD S. MARENUS, CLERK
U.S. BKCY. APP. PANEL
OF THE NINTH CIRCUIT**

**UNITED STATES BANKRUPTCY APPELLATE PANEL
OF THE NINTH CIRCUIT**

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In re:)	BAP No.	CC-05-1268-KPaB
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NATHAN JOHNSON,)	Bk. No.	LA 05-14975-ER
)		
Debtor.)		
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NATHAN JOHNSON,)		
)		
Appellant,)		
)		
v.)		
)		
TRE HOLDINGS LLC,)		
)		
Appellee.)		
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OPINION

Argued and Submitted on May 18, 2006
at Pasadena, California

Filed - July 7, 2006

Appeal from the United States Bankruptcy Court
for the Central District of California

Honorable Ernest M. Robles, Bankruptcy Judge, Presiding.

Before: KLEIN, PAPPAS, and BRANDT, Bankruptcy Judges.

1 KLEIN, Bankruptcy Judge:
2

3 Under 11 U.S.C. § 362(a), a bankruptcy petition "operates as
4 a stay" of certain actions against property of the debtor and of
5 the estate. The underlying question is whether a court
6 nevertheless has inherent authority to preempt this statutory
7 "automatic stay" for future bankruptcy cases by way of a stay-
8 relief order that purports to have "in rem" effect. Because we
9 conclude that a court does not have inherent (as opposed to
10 statutory) authority to trump future automatic stays with an "in
11 rem" order, the foreclosure sale giving rise to this dispute was
12 void ab initio.

13 We REVERSE the order declining to exercise jurisdiction over
14 appellant's claim of stay violation and REMAND for further
15 proceedings, expressing no view regarding the merits of the
16 parties' mutual recriminations or whether the circumstances of
17 appellant's facially dubious bankruptcy strategy would warrant
18 annulling the automatic stay.
19

20 FACTS

21 Appellant Nathan Johnson filed a chapter 13 case on March
22 14, 2005. His property interests included an undivided one-half
23 interest in real property in Los Angeles, California, that he had
24 acquired by a grant deed recorded one hour before filing the
25 bankruptcy. The grantor, Turmeko Properties, Inc. ("Turmeko"),
26 had a 100 percent interest at the time of transfer and contends
27 the consideration was securing repayment of a prior loan.

28 Without seeking relief from the automatic stay in Johnson's

1 bankruptcy case, TRE Holdings, LLC ("TRE"), caused a trustee's
2 (nonjudicial foreclosure) sale to be held on March 21, 2005, at
3 which TRE purchased the property.

4 On April 8, 2005, Johnson moved for stay-violation sanctions
5 under § 362(h) and an order vacating the trustee's sale.

6 TRE responded that it was entitled to ignore the automatic
7 stay by the terms of a stay relief order entered in the earlier
8 bankruptcy of Maureen Grimes, who then owned an undivided one-
9 half interest with Turmeko. That order purportedly granted stay
10 relief for 180 days in any bankruptcy involving the property:

11 This order is binding and effective in any bankruptcy
12 case commenced by or against any successors,
13 transferees, or assignees, of the above-named Debtor(s)
14 . . . upon recording of a copy of this Order or giving
15 appropriate notice of its entry in compliance with
16 applicable non-bankruptcy law.

17 In re Grimes, No. LA 04-35666 (Bankr. C.D. Cal. Jan. 6, 2005).

18 TRE contended that Johnson was successor to the Grimes one-
19 half interest that had been transferred back to Turmeko. Johnson
20 and Turmeko countered that he received the other one-half
21 interest, which Turmeko owned throughout the Grimes bankruptcy.

22 TRE also asserted that the foreclosure sale had been delayed
23 by multiple bankruptcy filings involving transfers of fractional
24 interests in the property for no consideration.

25 Turmeko countered with assertions (which the procedural
26 posture of this appeal requires us to accept as true) that: the
27 consideration for the transfer to Johnson was to secure a prior
28 loan; TRE defied a state-court order to provide a payoff amount
for purposes of refinance for so long that a loan commitment to
Turmeko expired; and TRE ultimately made a materially inflated

1 bankruptcy court's inherent authority, and the scope of its power
2 to act under 11 U.S.C. § 105, are questions of law that we review
3 de novo. Yadidi v. Herzlich (In re Yadidi), 274 B.R. 843, 847
4 (9th Cir. BAP 2002) (court authority); Davis v. Courington (In re
5 Davis), 177 B.R. 907, 910-11 (9th Cir. BAP 1995) (jurisdiction).

6 Since the court denied the motion on jurisdictional grounds
7 without reaching the merits, we must assess the facts in the
8 light most favorable to appellant. Fed. R. Civ. P. 12(b)(6);
9 Dias v. Elique, 436 F.3d 1125, 1128 (9th Cir. 2006).

11 DISCUSSION

12 Let there be no mistake. Appellant is on thin ice because
13 participating in a strategy of transferring fractional interests
14 for the purpose of filing successive bankruptcy cases that are
15 then not completed is unacceptable and may constitute a crime.
16 Conversely (accepting, as we must, factual allegations about
17 appellee in the light favorable to appellant), a creditor should
18 not be permitted to sabotage a refinance so that it can
19 foreclose. Our task, however, is to focus on the law, even as
20 between unsympathetic parties.

21 Although Congress, in the 2005 Bankruptcy Amendments,
22 addressed the problem of repetitive bankruptcies connected with
23 transfers of real property by enacting a new exception to the
24 automatic stay for "in rem" orders that meet specific criteria,¹

25
26 ¹ As set forth in part II-B of this opinion, Congress
27 created a new automatic stay exception as § 362(b)(20), which,
28 with an escape clause for changed circumstances or other good
cause, excepts from the automatic stay real property lien
enforcement actions for a period of two years after the entry of
an order in a prior case that complies with new § 362(d)(4),

(continued...)

1 those amendments do not apply to this appeal.

2 Nor, in any event, would the "in rem" order in this instance
3 pass muster under the 2005 Amendments. There was no finding of
4 an intent to hinder, delay, and defraud creditors and no
5 opportunity to establish changed circumstances or other cause.

6 Hence, we must decide whether, in the absence of (or
7 compliance with) the newly-enacted scheme, the "in rem" feature
8 of the Grimes stay relief order entitled TRE to ignore the
9 automatic stay in Johnson's case. This boils down to the
10 question of the inherent authority of the bankruptcy court.

11
12 I

13 The basic law regarding automatic stay violations in this
14 circuit straightforwardly renders acts in violation of the stay
15 void ab initio.

16
17 A

18 An automatic stay is created upon the filing of the case.
19 11 U.S.C. § 362(a). A sale in violation of the automatic stay is
20 void ab initio. Schwartz v. United States (In re Schwartz), 954
21 F.2d 569, 571 (9th Cir. 1992). This is true even if the case is
22 later dismissed as a bad faith filing. 40235 Washington St.
23 Corp. v. Lusardi, 329 F.3d 1076, 1080 (9th Cir. 2003), cert.
24 denied, 540 U.S. 983 (2003). After the case is dismissed, the

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26 ¹(...continued)
27 which must be predicated upon specific findings that the filing
28 of the petition in the prior case was part of a scheme to delay,
hinder, and defraud creditors that involved either transfer of
all or fractional ownership without permission or the filing of
multiple bankruptcy cases. 11 U.S.C. §§ 362(b)(20) & (d)(4)
(2006).

1 court may annul the automatic stay, thereby retroactively
2 ratifying an act otherwise violative of the stay. Id., at 1080
3 n.2; Davis, 177 B.R. at 911. The court may also impose sanctions
4 for stay violations, even if it annuls the stay. Williams v.
5 Levi (In re Williams), 323 B.R. 691, 702 (9th Cir. BAP 2005).

6 Thus, since the sale at issue occurred while the stay was in
7 effect and occurred without the benefit of relief from stay, the
8 sale is void unless the "in rem" feature of the Grimes order
9 dictates a contrary result.

10
11 B

12 The court's conclusion that it was being asked to grant "new
13 relief" over which it would decline to exercise jurisdiction was
14 incorrect as to the nature of the relief sought and as to its
15 ability to decline to exercise jurisdiction.

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18 No order vacating the sale was required because, as a matter
19 of law, the sale was void, unless and until the bankruptcy court
20 acted to annul the automatic stay. Hence, the relief requested
21 in the form of declaring that the sale was void was not "new"
22 relief. Rather, it was relief that automatically followed from
23 the existence of the stay violation. Lusardi, 329 F.3d at 1080.

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25 2

26 Similarly, it is settled that a bankruptcy court continues
27 to have jurisdiction to annul the stay and to impose sanctions
28 for stay violations. Lusardi, 329 F.3d at 1080; Davis, 177 B.R.

1 907, 911 (9th Cir. BAP 1995); Williams, 323 B.R. at 702.

2 Nor can the court's expression of refusal to exercise any
3 discretion that it may have to "extend jurisdiction" be construed
4 as discretionary abstention under 28 U.S.C. § 1334(c)(1).² The
5 court made none of the findings necessary to establish a
6 predicate – interest of justice, comity with state courts, or
7 respect for state law – for such abstention.

8 Basic federal jurisdiction jurisprudence requires that a
9 court with jurisdiction must exercise such jurisdiction when
10 asked to do so. See, e.g., Colo. River Water Conservation Dist.
11 v. United States, 424 U.S. 800, 813 (1976). This common-law rule
12 applies in bankruptcy, albeit that it has been softened by a
13 statutory grant of broad bankruptcy abstention authority. Swift
14 v. Bellucci (In re Bellucci), 119 B.R. 763, 774-77 (Bankr. E.D.
15 Cal. 1990) (nonstatutory abstention doctrines apply in
16 bankruptcy); 11 U.S.C. § 305 (abstention from entire case); 28
17 U.S.C. § 1334(c) (abstention from bankruptcy proceedings).

18 Where a bankruptcy court has jurisdiction but is not in a
19 position to avail itself of statutory or nonstatutory abstention,
20 it must exercise its jurisdiction. An automatic stay violation
21 dispute is such an instance. Hence, the bankruptcy court erred

22
23 ² The discretionary abstention statute provides:

24 (c)(1) Except with respect to a case under chapter 15
25 of title 11, nothing in this section prevents a district
26 court in the interest of justice, or in the interest of
27 comity with State courts or respect for State law, from
28 abstaining from hearing a particular proceeding arising
under title 11 or arising in or related to a case under
title 11.

28 U.S.C. § 1334(c)(1) (2006) (reference to chapter 15 added by
2005 Amendments).

1 when it ruled that it would decline to exercise jurisdiction.

2
3 II

4 The question becomes whether the "in rem" feature of the
5 Grimes stay relief order entitled TRE to ignore the automatic
6 stay in the Johnson bankruptcy case.

7 TRE contends that the automatic stay either did not exist or
8 had been vacated in advance of the filing of the case by the
9 bankruptcy judge in the Grimes case, whose order stated that it
10 was "binding and effective in any bankruptcy case commenced by or
11 against successors, transferees, or assignees of Grimes for a
12 period of 180 days from the hearing of the motion upon recording
13 a copy of this order or giving appropriate notice of its entry in
14 compliance with applicable nonbankruptcy law."

15 The threshold question is whether the Grimes bankruptcy
16 court had authority to outlaw the statutory automatic stay in a
17 future bankruptcy case. Since we answer the initial question in
18 the negative, we need not parse the details of the actual
19 transaction so as to be able to answer the question whether the
20 terms of the Grimes "in rem" order actually covered Johnson.

21
22 A

23 The narrow question is whether the "in rem" order entered by
24 the Grimes bankruptcy court was effective in the later Johnson
25 bankruptcy case to trump the provision in § 362(a) that "a
26 petition filed . . . operates as a stay, applicable to all
27 entities" of acts against the debtor or property of the estate.

28 The foundational proposition is that nothing in § 362, as it

1 existed before October 17, 2005, expressly authorized an "in rem"
2 stay relief order.

3 The nature of an automatic stay determination is that it is
4 merely an adjustment of a statutory injunction in which the court
5 does not definitively determine interests in property. 11 U.S.C.
6 § 362.

7 Under the Federal Rules of Bankruptcy Procedure, the
8 determination of interests in property requires an adversary
9 proceeding. FED. R. BANKR. P. 7001(2). Thus, in a relief from
10 stay motion that is a Rule 9014 contested matter, not a Rule 7001
11 adversary proceeding, the bankruptcy court is not authorized by
12 the rules of procedure to enter an "in rem" order that determines
13 interests in property. GMAC Mortgage Corp. v. Salisbury (In re
14 Loloe), 241 B.R. 655, 661-62 (9th Cir. BAP 1999).

15 When bankruptcy courts have entered "in rem" orders they
16 usually have based their authority to enter such orders for in
17 rem relief pursuant to 11 U.S.C. § 105. E.g., County of Fresno
18 v. Golden State Capital Corp. (In re Golden State Capital Corp.),
19 317 B.R. 144, 149 (Bankr. E.D. Cal 2004); Kimberly L. Nelson,
20 Abusive Filings: Can Courts Stop the Abuse within the Confines
21 of the Bankruptcy Code?, 17 BANKR. DEV. J. 331, 346-47 (2000).

22 Bankruptcy Code § 105, however, does not provide such
23 authority. We have previously explained that § 105 is not a
24 roving commission to do equity or to do anything inconsistent
25 with the Bankruptcy Code. Yadidi, 274 B.R. at 848.

26 The nature of the jurisprudential foundation of § 105 is a
27 complex subject that has proven difficult to corral. Professors
28 Nickles and Epstein argue that § 105 adds nothing as a source of

1 supplemental law and is merely a recognition of the nonstatutory
2 inherent, common-law powers to interpret statutes interstitially
3 and of equitable powers that already repose in courts. Thus,
4 they assert that any construction of § 105 as an independent
5 source of authority to make law risks crossing the fuzzy boundary
6 between legitimate judicial interpretation and unconstitutional
7 exercise of legislative powers. Steve H. Nickles & David G.
8 Epstein, Another Way of Thinking About Section 105(a) & Other
9 Sources of Supplemental Law Under the Bankruptcy Code, 2000
10 CHAPMAN L. REV. 7, 9-10 (2000); Yadidi, 274 B.R. at 848.

11 Regardless of the ultimate outcome of the debate about the
12 nature of § 105 and the ultimate demarcation of the true
13 perimeter of legitimate exercise of whatever authority it
14 recognizes, we adhere to the limiting propositions that § 105 is
15 not a roving commission to do equity or to do anything
16 inconsistent with the Bankruptcy Code. Norwest Bank Worthington
17 v. Ahlers, 485 U.S. 197, 206 (1988) (equity powers); Resorts
18 Int'l, Inc. v. Lowenschuss (In re Lowenschuss), 67 F.3d 1394,
19 1402 (9th Cir. 1995); Am. Hardwoods, Inc. v. Deutsche Credit
20 Corp. (In re Am. Hardwoods, Inc.), 885 F.2d 621, 624-26 (9th Cir.
21 1989); Bear v. CoBen (In re Golden Plan of Cal., Inc.), 829 F.2d
22 705, 713 (9th Cir.1986); Yadidi, 274 B.R. at 848.

23 Moreover, the language of § 105 fixes the limit at measures
24 "necessary or appropriate to carry out the provisions of" the
25 Bankruptcy Code, which is where our inquiry begins. Golden Plan,
26 829 F.2d at 713; Yadidi, 274 B.R. at 848.

27 Considering that the § 105 limit is to measures necessary or
28 appropriate to carry out "the provisions of the Bankruptcy Code,"

1 the fundamental problem is that it is difficult to characterize
2 an "in rem" order as carrying out the provisions of the
3 Bankruptcy Code. An "in rem" order is more than filling in the
4 interstices, which § 105 does not authorize. Cf. Yadidi, 274
5 B.R. at 848. It follows that decisions grounding "in rem" orders
6 on § 105 are not persuasive.

7 In the absence of a statutory basis for an "in rem" order,
8 the question of the binding effect of an order like the Grimes
9 order is a topic in the federal common law of claim and issue
10 preclusion. The basic rules are set forth in Restatement
11 (Second) of Judgments §§ 30, 43-44, 54. See generally,
12 Christopher Klein, et al., Principles of Preclusion & Estoppel in
13 Bankruptcy Cases, 79 Am Bankr. L.J. 839 (2005).

14 In an adversary proceeding to determine an interest in
15 property, the court arguably would have authority to issue an
16 order that would operate as an "in rem" order under the rules of
17 res judicata. Here, however, there is no adversary proceeding
18 and no adversary proceeding judgment that might have claim or
19 issue preclusive effect. It follows that the Grimes order does
20 not have binding effect on nonparties and is not conclusive as to
21 interests in the property.

22
23 B

24 Our analysis is informed by what Congress did in 2005, when
25 it enacted an amendment to § 362 that authorizes a stay relief
26 order to have effect in other cases when the court determines
27 that the filing of the petition was part of a scheme to hinder,
28 delay, and defraud creditors. The new § 362(d)(4) provides:

1 (4) with respect to a stay of an act against real property
2 under subsection (a), by a creditor whose claim is secured
3 by an interest in such real property, if the court finds
4 that the filing of the petition was part of a scheme to
5 delay, hinder, and defraud creditors that involved either-

6 (A) transfer of all or part ownership of, or other
7 interest in, such real property without the consent of
8 the secured creditor or court approval; or

9 (B) multiple bankruptcy filings affecting such real
10 property.

11 If recorded in compliance with applicable State laws
12 governing notices of interests or liens in real property, an
13 order entered under paragraph (4) shall be binding in any
14 other case under this title purporting to affect such real
15 property filed not later than 2 years after the date of the
16 entry of such order by the court, except that a debtor in a
17 subsequent case under this title may move for relief from
18 such order based upon changed circumstances or for good
19 cause shown, after notice and a hearing. Any Federal, State,
20 or local governmental unit that accepts notices of interests
21 or liens in real property shall accept any certified copy of
22 an order described in this subsection for indexing and
23 recording.

24 11 U.S.C. 362(d) (4) (2006) .

25 Such an order is effectuated in a subsequent bankruptcy case
26 by qualifying for a statutory exception to the automatic stay in
27 the later case pursuant to the new § 362(b) (20):

28 (b) The filing of a petition under section 301, 302, or 303
of this title, or of an application under section 5(a) (3) of
the Securities Investor Protection Act of 1970, does not
operate as a stay -

(20) under subsection (a), of any act to enforce any
lien against or security interest in real property
following entry of the order under subsection (d) (4) as
to such real property in any prior case under this
title, for a period of 2 years after the date of the
entry of such an order, except that the debtor, in a
subsequent case under this title, may move for relief
from such order based upon changed circumstances or for
other good cause shown, after notice and a hearing[.]

11 U.S.C. § 362(b) (20) (2006) .

It is apparent that the Grimes "in rem" order would not

1 surmount the hurdles erected by new §§ 362(b)(20) and (d)(4).
2 The Grimes court did not determine that the filing of the
3 petition was part of a scheme to delay, hinder, and defraud
4 creditors. Nor, in either the Grimes or the Johnson court, was
5 there an opportunity to establish changed circumstances or other
6 cause. In other words, even under the post-2005 regime, the
7 Grimes order would not be effective in the Johnson case.

8 The structure of what Congress deemed it necessary to do in
9 the post-2005 regime embodied by §§ 362(b)(20) and (d)(4)
10 confirms the validity of our conclusion that the pre-2005 Code
11 did not authorize an "in rem" stay relief order to trump the
12 automatic stay in future cases.

13 There is no dysfunction in concluding that the Grimes order
14 did not trump the initiation of the stay upon the commencement of
15 the Johnson bankruptcy case and did not excuse TRE from obtaining
16 relief from stay. In addition to the possibility of having the
17 stay annulled as suggested by the Ninth Circuit in Lusardi, the
18 Bankruptcy Code has always included an emergency stay relief
19 provision at § 362(f), permitting relief without a hearing where
20 needed to avoid irreparable damage. TRE made no attempt to avail
21 itself of this procedure.

22 It follows that the Grimes order did not entitle TRE to
23 ignore the automatic stay in the Johnson bankruptcy case.³

25 ³ Since the order is not effective in the first instance,
26 we need not reach the question of whether the Grimes "in rem"
27 order would have been actually effective in this instance. The
28 answer to that question would depend upon whether Johnson, as
transferee of Turmeko, was a "successor" of Grimes. We note,
however, that there is ambiguity as to which 50 percent interest
was transferred to Johnson. The transferor, Turmeko, says that
(continued...)

1 CONCLUSION

2 The court applied an incorrect legal standard when it
3 reasoned that it lacked jurisdiction over the stay violation
4 dispute. Since the Grimes order did not entitle TRE to ignore
5 the automatic stay, the TRE foreclosure sale, in the current
6 procedural posture of the dispute, was void ab initio as a matter
7 of law. On remand, the court will be entitled to consider all
8 available measures, including annulling the automatic stay.
9 Accordingly, we REVERSE and REMAND.

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27 ³(...continued)
28 it was the 50 percent that was not owned by Grimes. The court
made no pertinent determination. The record does not contain
evidence probative of such matters.